

124 394 m<sup>2</sup>, Plzeň-město, Plzeň, Ke Karlovu

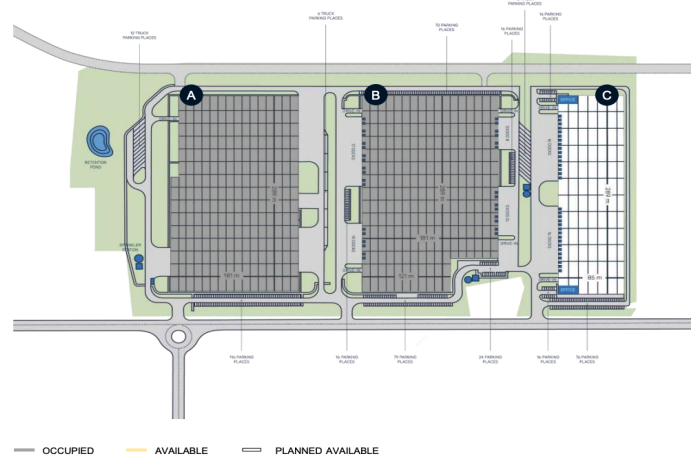


STANDARD TECHNICAL SPECIFICATION

<p><b>SUPPORTING STRUCTURE</b></p> <ul style="list-style-type: none"> <li>• Pad or pile foundations, insulated plinth panels on 150mm above floor</li> <li>• Prefabricated concrete columns in 12 x 24 m grid per span</li> <li>• Prefabricated concrete or steel roof beams, clear height of 10m</li> </ul>	<p><b>FLOOR</b></p> <ul style="list-style-type: none"> <li>• Fibre reinforced concrete floor, PE membrane, top paint, 50mm thick surface treatment with hardener</li> <li>• Load capacity of 55 kN/m<sup>2</sup> up to 60 kN point load</li> <li>• Flatness according to DIN 1822, table 3, line 3</li> </ul>	<p><b>ROOF</b></p> <ul style="list-style-type: none"> <li>• Corrugated steel sheets, mineral wool insulation, PVC membrane</li> <li>• Free load capacity of 15 kg/m<sup>2</sup> for clean installations</li> <li>• Min. 2% of slope in warehouse area</li> <li>• Synthetic drainage system</li> <li>• Emergency overflow</li> </ul>	<p><b>FAÇADE</b></p> <ul style="list-style-type: none"> <li>• Horizontal sandwich panels with mineral wool insulation</li> <li>• Prefabricated concrete facade around docks to approx. 4.5m height</li> <li>• Double glazed windows in offices with insulated PVC profiles</li> </ul>	<p><b>DOCKS</b></p> <ul style="list-style-type: none"> <li>• 1x electrically operated 3 x 8.2 m dock for each 1 000 sqm of hall</li> <li>• Each dock equipped with hydraulic leveler, 60 kN capacity PVC rubber wheel guides</li> <li>• 1x electrically operated 3 x 4.2 m drive-in gate for each 1 000 sqm of hall</li> </ul>
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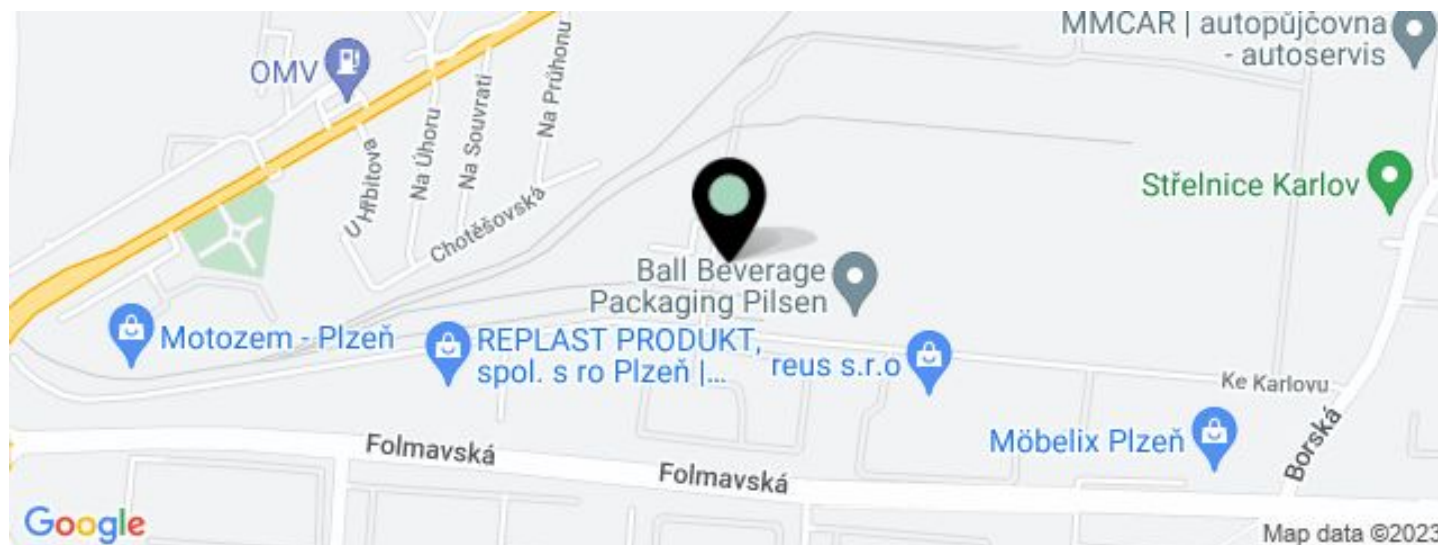
  

<p><b>HALL INSTALLATIONS</b></p> <ul style="list-style-type: none"> <li>• Gas tubes heaters or infrared gas radiators, heating according to norms for warehousing</li> <li>• LED lighting on ceiling, 160 lm (light-emitted) per square meter</li> <li>• 200 lux LED lighting (including influence of climate installation)</li> <li>• 1 x 630 kVA dry transformer station per each 1-25 000 sqm of hall</li> </ul>	<p><b>PRODUCTION UPGRADE (OPTIONAL)</b></p> <ul style="list-style-type: none"> <li>• Increased capacity and roof insulation</li> <li>• Heating and ventilation in accordance with code for manufacturing (powering)</li> <li>• 300 lux LED lighting (including influence of climate installation)</li> <li>• Increased percentage of skyglaze area</li> </ul>	<p><b>OFFICES</b></p> <ul style="list-style-type: none"> <li>• 2 best custom designed in built, incl. offices, social, locker rooms, day room, exit furniture and equipment</li> <li>• Aluminium entrance door with express transparent lobby</li> <li>• The ceiling of PVC floor surfaces, suspended mineral ceiling panels</li> <li>• Soft floor with raised, feature, cold tile, and hard acoustical</li> <li>• PVC cable trays below windows, 2x 220V socket per work place</li> <li>• Server room with 2 light units and insulated PVC floor</li> <li>• Top cooling</li> </ul>	<p><b>OUTSIDE AREAS</b></p> <ul style="list-style-type: none"> <li>• Hard areas from concrete paving, sloped for drainage</li> <li>• 200mm thick base, entrance barriers and metal gate</li> <li>• Green areas with grass, bushes, and trees</li> </ul>
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## Logistic park

Ask for price

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UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Building C - warehouse space, available within 12-15 monhs after signing the contract	24 415 m <sup>2</sup>	0 EUR monthly per m <sup>2</sup>	Yes	Ask for price

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<b>Total area</b>	124 394 m <sup>2</sup>
<b>Available area for rent</b>	24 414 m <sup>2</sup>
<b>Ceiling height</b>	10 m
<b>Floor loading capacity</b>	5 t/m <sup>2</sup>
<b>Column grid structure</b>	—
<b>Structure</b>	Reinforced concrete structure
<b>PENB</b>	B
<b>Reference number</b>	40190

This logistic park offers warehouse, industrial and office space for lease in Pilsen. A Class premises are suitable for logistics, distribution or light manufacturing. The internal layout of the premises can be adapted to the requirements of the tenant. To move in within 12 - 15 months after signing the contract.

**Location:**

The park is located directly in the city of Pilsen. There is an excellent transport connection by public and train transport, which connects Pilsen with Frankfurt, Munich and Curych.

**Features and Services:**

- Flexible units (storage / office / light production / showroom)
- Onsite property management
- Park maintenance
- 429 car parking places
- 33 truck parking places

**Storage/Industrial space:**

- Floor loading capacity 5 T/sqm
- Clear height 10-12 m
- 79 x Loading docks
- 7 x Drive-in
- Column grid structure 24x12 m
- 200 Lux LED lighting
- ESFR sprinkler system

**Office:**

- Office space according to the client's requirements
- Air-conditioning
- 200 Lux LED lighting

Lessee pays no commission.

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